

Submitted April 13, 2011

Approved As of

Date April 13, 2011

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 7-2011
Wednesday, March 23, 2011**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, March 23, 2011.

PRESENT
John Tyner, Chair
Jerry Callistein
Kathleen Cook
Don Hadley
David Hill
Kate Ostell
Dion Trahan

Absent: None.

Present: Bridget Donnell Newton, Council Liaison
Andrew Gunning, Staff Liaison
Marcy Waxman, Senior Assistant City Attorney
Jim Wasilak, Chief of Planning
Deane Mellander, Zoning Administrator
David Levy, Chief of Long-Range Planning
Manisha Tewari, Planner II
Tyler Tansing, Commission Secretary

PUBLIC HEARING

Annexation Petition ANX2011-00141, Mayor and Council - to annex 10 parcels located at 5611 Halpine Road; 5620, 5622, 5624, 5627 and 5629 Pier Drive; 12900, 12902, 12904 and 12906 Twinbrook Parkway, to be placed in the R-60 Zone.

Ms. Tewari presented the staff report.

There were no public speakers during the public hearing.

The Chair closed public hearing.

The Chair stated that the public record will remain open until March 30, 2011.

REVIEW AND ACTION

Zoning Text Amendment TXT2011-00230, Mayor and Council - to address certain clarification and policy issues raised by the Mayor and Council and the Communications Task Force, including revising definitions, allowable uses and the site plan process, and Special Exception provisions in certain zones.

Mr. Gunning informed the Commission that because many of the Commissioners did not receive the Text Amendment staff report for this evening, Mr. Mellander will present a brief overview of the Text Amendment. Staff will bring the Text Amendment back to the Commission for action at its next meeting.

Mr. Mellander presented a brief overview of the proposed text amendment. He noted that, at their meeting on November 15, 2010, the Mayor and Council directed staff to prepare this text amendment to address certain clarification and policy issues raised by Councilmember Pierzchala and also by the Communications Task Force. He discussed and answered questions regarding certain definitions, site plan review process and project plans, and, special exception uses in the residential zones.

The Commission discussed concerns regarding the proposed amendments.

Councilmember Newton spoke for the Communications Task Force (CTF). She stated that the CTF would like to have a meeting with the Planning Commission regarding this text amendment because not all their concerns have been addressed in the text amendment. She asked the Commission to postpone the recommendation until they have met with the CTF. She stated that the community needs to be included in pre-application staff meetings regarding site plans and special exception applications.

The Commission and staff discussed the issue and decided that the Commission would have a meeting with the CTF, tentatively, on March 30, 2011.

COMMISSION ITEMS

Chief of Planning Report

Mr. Gunning presented an update on the APFO Committee.

Commissioner Tyner recommended that Glenn Orlin should be invited back as one of the speakers for the Rockville Pike Plan.

Mr. Levy presented an update on the oral and written public testimonies.

He stated that he would email the written testimonies to the Planning Commission.

Old Business

Mr. Gunning talked about having a Work Plan that would show overall Commission activities that would be happening throughout the year. He noted that this will be on the agenda for the Commission's next meeting.

New Business

No New Business.

Minutes

Commissioner Hilll moved, seconded by Commissioner Ostell to approve the minutes for Meeting No. 4-2011 as written.

FYI Correspondence

No FYI Correspondence.

ADJOURN

The Chair adjourned the meeting at 8:16 p.m.

Respectfully Submitted,

Tyler Tansing, Commission Secretary